

專業 HORIZONS 天地



牌費寬免

Fee concession scheme

由 2009年5月1日起，持牌地產代理從業員和新批牌照人士，可以獲得一次過寬免六個月牌照費用。

在為期一年的寬免期內（由2009年5月1日起至2010年4月30日止），持牌人或新申請人獲發12個或24個月牌照，可獲得相等於一年期牌費的一半（詳見表一）的寬免。換言之，申請人如獲批12個月牌照，只須繳付原來費用的一半。獲續發少於12個月牌照，寬免金額將按照比例計算。

任何人士以原來牌費申請牌照，而牌照在寬免期內有效，亦可以申請退款。退款金額將按照牌照在寬免期內的有效期，按比例計算。退款申請表

Licensed estate agency practitioners and new licence applicants are eligible for a one-off, six-month licence fee concession, effective 1 May 2009.

During the one-year concession period (from 1 May 2009 to 30 April 2010), licences granted for a 12- or 24-month period will get a concession equivalent to six months' fee of a 12-month licence (Table 1). In other words, those granted a 12-month licence have to pay only half the original fee. For licences granted for less than 12 months, the concession amount will be pro-rated.

Anyone who has paid the original licence fee and was granted a licence whose validity falls within the concession period can choose to apply for a refund of a due proportion of the concession amount which

格可於地產代理監管局（監管局）網頁下載(www.eaa.org.hk/licensing/documents/SF01_C.pdf)，申請者須於寬免期內將填妥的表格交回監管局。監管局會在收妥已填好的申請表格後四星期內寄出退款支票，收款者只限於申請人。

監管局規管及法律總監趙世芳女士表示：「寬免計劃適用於所有類型的牌照。持牌人若持有多於一個牌照，可以就每個牌照分別享用寬免。」

她補充，監管局為推行牌費寬免計劃而特別設立了電話查詢熱線，亦將計劃詳細資料上載至監管局網站，供持牌人查詢詳情。此外，監管局亦設立網上計算器，供持牌人計算退款金額。

持牌人的牌照如在2010年4月30日前屆滿，而且曾經申請退款，則可在寬免期內通過續牌享用寬免金額的餘額。

有關計劃的詳情，可參考監管局網址 www.eaa.org.hk/ch_licence_fee_concession_info.htm。

查詢熱線：2151 2901
電郵地址：fee_concession@eaa.org.hk

is proportional to the validity period of the licence falling within the concession period. The refund application form can be downloaded from the Estate Agents Authority (EAA) website (www.eaa.org.hk/licensing/documents/SF01_E.pdf) and should be submitted within the concession period. Payment will be made by cheque, payable to the applicant, within four weeks upon receipt of the completed application.

Director of Regulatory Affairs and General Counsel of the EAA Ms Margaret Chiu said, "The fee concession applies to all types of licences. Licensees holding more than one licence are eligible for the fee concession for each licence."

She added that in order to enable licensees to better understand how the concession scheme worked, the EAA had set up a dedicated hotline and posted detailed information of the scheme on its website, including putting in place an online calculator for licensees to ascertain the exact amount of the concession.

Licensees whose licences expire before 30 April 2010 and who have obtained a refund can enjoy the remaining amount of the concession upon renewal of their licences during the concession period.

For details of the scheme, please visit:
www.eaa.org.hk/licence_fee_concession_info.htm

Enquiries: 2151 2901
Email: fee_concession@eaa.org.hk

表一
Table 1

每類牌照可獲得的最高寬免金額

The maximum amount of fee concession for the different types of licences

營業員牌照 Salesperson's Licence	\$640
地產代理（個人）牌照 Estate Agent's Licence (Individual)	\$1,005
地產代理（公司）牌照 Estate Agent's Licence (Company)	\$1,400
營業詳情說明書 Statement of Particulars of Business	\$1,060 or \$1,400 (視乎個別說明書情況而定) (as the case may be)

如何獲得牌費寬免

張先生
持有地產代理（個人）牌照（於4-7-2009屆滿）

選擇：

- (1) 續牌12個月，只須繳付半費，即1,005元
- (2) 續牌24個月，只須繳付2,925元（即3,930元減1,005元）
- (3) 申請退款：
退款金額為1,005元 x 3/12（寬免期內牌照有效期為3個月#）
= 252元*

若其後於寬免期內續領：

- 12個月牌照，須繳交：
2,010元 - 753元（1,005元 - 252元，即可享用的寬免金額餘數）
= 1,257元
- 24個月牌照，須繳交：
3,930元 - 753元（1,005元 - 252元，即可享用的寬免金額餘數）
= 3,177元

#不足一個月，亦以一個月計

*不足一元，亦以一元計

How to get the fee concession

Mr Cheung
Estate Agent's Licence (Individual) (expires on 4-7-2009)

Options:

- (1) Renewing licence for 12 months: pay half the fee = \$1,005
- (2) Renewing licence for 24 months: pay \$2,925 (i.e. \$3,930 - \$1,005)
- (3) Applying for a refund:
Refund amount = \$1,005 x 3/12 (3 months' validity period#)
= \$252*

After obtaining a refund, the licence fee payable during the concession period for

- a 12-month licence:
\$2,010 - \$753 (the remaining concession amount: \$1,005 - \$252)
= \$1,257
- a 24-month licence:
\$3,930 - \$753 (the remaining concession amount: \$1,005 - \$252)
= \$3,177

*Rounded up to the nearest month

*Rounded up to the nearest dollar

124名持牌人獲得在廣州從事房地產中介服務的資格證書

124 licensees qualified to practise estate agency work in Guangzhou

首批共124名香港從業員成功獲得在廣州市從事房地產中介服務的資格證書。

監管局與廣州市房地產中介服務管理所(管理所)於去年8月簽訂協議，安排香港從業員考取「廣州市房地產中介服務人員資格證書」。

首期課程於今年2月24日和25日舉行，而考試則在3月4日舉行。共有138名人士參加課程，126名於完成課程後參加考試，其中124名考試合格並成功獲管理所頒發資格證書。

現年77歲的翟榮佳先生，是參與此次廣州課程及考試的從業員之中，年紀最大的一位。翟榮佳先生從事地產代理行業逾30年，他實踐終身學習的精神，成功考取廣州資格證書。

翟榮佳先生認為內地的樓盤規模龐大，對地產代理服務需求甚殷。他相信香港從業員憑藉其出色的銷售技巧，在內地可有一番作為。

他讚賞監管局及管理所為香港從業員度身訂造的課程，切合業界的需要。他說：「內地與香港的房地產市場在法制和土地制度上截然不同，專門的訓練課程有助加深香港從業員對內地市場的了解。」



現年77歲的翟榮佳先生實踐終身學習的精神積極進修，成功考獲在廣州市從事房地產中介服務的資格證書。

Mr Chek Wing-kai, aged 77, is committed to lifelong learning and obtained his Guangzhou qualification certificate successfully.

A total of 124 licensees have become the first batch of Hong Kong practitioners to obtain a qualification to practise estate agency work in Guangzhou.

The EAA and the Guangzhou Real Estate Agent Service Administration Centre (the Centre) entered into an agreement in August last year under which eligible Hong Kong licensees can obtain a qualification certificate to practise estate agency work in Guangzhou.

The first course was held on 24 and 25 February 2009 and the examination on 4 March 2009. A total of 138 participants took the course and 126 attempted the examination, with 124 passing the examination and being issued with the qualification certificates.

Mr Chek Wing-kai, aged 77, was the oldest licensee among the first batch. A practitioner with over 30 years' experience in estate agency work, Mr Chek is committed to lifelong learning and obtained his Guangzhou qualification certificate successfully.

Mr Chek said that with the large scale of property developments in the Mainland, demand for estate agency services was huge. He believed that equipped with excellent marketing skills, practitioners from Hong Kong could make a brilliant contribution to the Mainland property market.

Mr Chek said he appreciated the efforts of the EAA and the Centre in organising the tailor-made course for Hong Kong practitioners, adding that it was practical and useful. Mr. Chek said, "There are great differences between the Hong Kong and Mainland property markets in terms of the legal system and policy on land titles. This specially-designed course enables Hong Kong practitioners to enhance their understanding of the Mainland market."

從業員切勿攔截車輛招攬生意

Don't intercept vehicles to solicit business

監管局再次提醒從業員，切勿在行車路上攔截車輛招攬生意，罔顧個人及他人的安全。

監管局在今年3月巡查「一手」樓盤時，發現三家地產代理公司的七名從業員，涉嫌在行車路上攔截車輛招攬生意。監管局已就上述違規事件立案展開調查，如證實有關從業員違規，及/或其所屬公司管理層沒有設立有效的監管制度，將會採取紀律處分。

監管局執行總監黃維豐先生表示：「監管局一向非常關注從業員推銷『一手』樓盤的執業和銷售手法，希望通過教育、巡查和有效執法，務使『一手』物業的推銷工作在有秩序和有規律的情況下進行。」

黃維豐先生續說，監管局不能接受在行車道上攔截車輛招攬生意的「出位推銷手法」。他重申，地產代理公司管理層應確立良好制度，有效管治前線從業員，包括清楚訓示、正確引導及監管其員工的銷售手法，避免作出影響行業形象的行為。

在2008年以及2009年首季，監管局曾經向在行車路上進行兜售活動的從業員，分別發出257次和69次口頭勸喻。

The EAA reminds practitioners not to intercept vehicles on the road to solicit business as this will endanger their own safety and that of others.

Seven practitioners from three estate agency firms allegedly intercepted vehicles to tout for business when the EAA conducted compliance inspections at a first-sale site in March 2009. The EAA is investigating these cases. If it is found that the licensees breached the law and/or that their management failed to set up proper systems to supervise their estate agency business, the EAA will take disciplinary action.

“The EAA attaches great importance to practitioners’ behaviour at first-sale sites,” said EAA Director of Operations Mr Anthony Wong, PMSM. “Through education, compliance inspections and law enforcement, the EAA strives to ensure first-sale activities are carried out in a safe and orderly manner.”

He said the EAA found practitioner’s intercepting vehicles on roads to solicit business totally unacceptable. He further reminded the management of estate agency firms to establish proper systems to manage their front-line staff effectively. The management should supervise their employees with clear guidelines so as to avoid any behaviour that may adversely affect the image of the trade.

In 2008 and the first quarter of 2009, the EAA verbally advised practitioners not to engage in touting activities on the road 257 and 69 times respectively.

監管局過去曾向四名在行車路上招攬生意的持牌人施予紀律制裁，其中最高懲罰是暫時吊銷牌照九個月。
Previously, the EAA took disciplinary action against four licensees who had intercepted vehicles on road to tout for business, with the most serious sanction being a nine-month licence suspension.



網上物業廣告研討會

Forum on online property advertisements

監管局於2009年3月4日舉行網上物業廣告研討會，讓物業網站營運商和地產代理公司，加深了解網上發布物業廣告的相關法例要求。

來自地產代理商會、地產代理公司，以及物業網站營運商共約30人出席該研討會。

監管局執行總監黃維豐先生表示，根據《地產代理條例》，網上廣告也是廣告的一類，因此地產代理發出網上廣告時，須遵守有關發布廣告的法規。

黃維豐先生說：「我們預計網上物業廣告會漸趨流行，因此我們希望藉著舉辦研討會，與地產代理公司和物業網站營運商交流意見，推動業界恪守網上廣告規例。」

監管局亦在研討會上，簡介監管局網上巡查的工作和常見的違規廣告情況，同時建議地產代理公司建立良好的管理系統監察網上發布物業廣告的情況，以及在每個網上廣告註明更新日期，讓消費者知道廣告資料在何時更新。

去年，監管局共進行了138次網上物業廣告抽查，發出口頭勸喻22次。今年首季，監管局增強執法力度，一共進行了83次抽查，發出口頭勸喻15次。

監管局計劃於7月再次舉辦同類的網上物業廣告研討會。

The EAA held a forum on online property advertising on 4 March 2009 to deepen property-website companies' and estate agencies' understanding of the relevant legal requirements for online advertising.

About 30 participants from estate agency trade associations, estate agencies and property-website companies attended the forum.

EAA Director of Operations Mr Anthony Wong, PMSM said online advertisements were also a form of advertising under the Estate Agents Ordinance (EAO) and that practitioners needed to comply with all relevant requirements when advertising online.

“We envisage online advertising will become increasingly popular. We therefore would like to make use of the forum to exchange views with the participants and draw their attention to areas of concern so as to achieve a high level of compliance,” Mr Wong said.

At the forum, participants were also briefed on the EAA's cyber patrol efforts and the most common types of non-compliant online advertisements. Estate agencies were advised to establish a management system to monitor the posting of online property advertisements and to put a revision date on each online advertisement so that consumers knew how up to date the information was.

Last year, the EAA conducted 138 inspections of online property advertisements and gave verbal advice 22 times. In the first quarter of 2009, the EAA stepped up its cyber patrols, carrying out 83 such inspections and giving verbal advice 15 times.

The EAA plans to hold another similar forum on online property advertising in July.



監管局執行總監黃維豐先生簡介網上物業廣告的法例要求。
EAA Director of Operations Mr Anthony Wong explains the legal requirements related to online property advertising.

監管局加強消費者教育

EAA rolls out new consumer-education campaign

In March 2009, the EAA launched a consumer-education campaign calling on home-seekers to sign estate agency agreements and read the terms of the agreements.

A poster featuring a supermarket trolley and asking the public not to treat home buying the same way as grocery shopping was displayed at 49 MTR stations for two weeks in March. It urged consumers to sign an estate agency agreement with their estate agent and to pay attention to the terms of the agreement to protect their interests. The poster was also displayed at more than 100 public housing estates for two weeks in May.

Also in March, snappy commercials were broadcast on Commercial Radio One reminding consumers to obtain land search records, and to check with practitioners on the saleable area of a property and whether it had unauthorised building works.

Separately, the EAA has drawn up ten frequently-asked questions and answers and posted them on the EAA website. They provide useful information to consumers on estate agency-related matters. The questions and answers were published by Ming Pao in full on 21 March.



刊載於《明報》的消費者常見問題與解答。
The frequently-asked questions and answers for consumers are carried by Ming Pao.

今年3月，監管局推出一連串消費者教育活動，呼籲準買家簽署地產代理協議和詳閱協議內的條文。

監管局印製了一張主題鮮明的海報，利用超級市場購物車的設計，提醒市民「買樓」不等於「買菜」，委託地產代理時，為保障自己的利益，應與地產代理簽署地產代理協議和詳閱協議內的條文。該海報分別於3月和5月張貼在49個港鐵車站和逾一百個公共屋邨，各為期兩個星期。

監管局亦於3月在「商業一台」播放宣傳聲帶，提醒消費者向從業員索取土地查冊副本、查問物業的實用面積和有否僭建物等。

另外，監管局撰寫了十條消費者常見問題與解答，向消費者提供更多與地產代理行業相關資訊。監管局已將有關問答上載在監管局網頁上。《明報》亦於3月21日轉載了該十條常見問題與解答。



張貼在港鐵車站的海報。該海報鼓勵消費者與地產代理簽署地產代理協議和詳閱協議的條文。
Posters are displayed at MTR stations urging consumers to sign an estate agency agreement with an estate agent and to pay attention to the terms of the agreement.

「住宅發售計劃」表格新修訂

Revised forms for Flat-For-Sale Scheme

香港房屋協會最近修訂了「住宅發售計劃」第二市場的出售/購買申請須知和相關表格。從業員應注意，由2009年4月1日起，處理有關物業時，必須使用新修訂的表格。

The Hong Kong Housing Society has recently revised the Application Guide and forms for the Flat-For-Sale Secondary Market Scheme. Practitioners are reminded to use the new forms for properties under the scheme from 1 April 2009 onwards.

從業員可在房屋協會的網頁 (www.hkhs.com/chi/business/flat.asp) 詳閱新修訂的申請須知和表格。

The new forms and the revised Application Guide are available on the Housing Society website (www.hkhs.com/eng/business/flat.asp).

2009年職業訓練局人力調查

Vocational Training Council 2009 Manpower Survey

為蒐集地產代理行業的人力及培訓需求的最新資料，職業訓練局轄下的房地產服務業訓練委員會將會就一些地產代理公司的人力情況進行調查。

The Real Estate Services Training Board of the Vocational Training Council (VTC) will conduct a survey of estate agencies to collect up-to-date information on the manpower and training needs of the sector.

監管局呼籲收到調查問卷的地產代理公司，支持是次調查，填妥並提交問卷。

The EAA calls on estate agencies to support the survey by completing and submitting the questionnaire if they receive one.

《紀律研訊案例選輯—第四輯》經已出版

Inquiry Hearing Cases – A Selection IV released

監管局已推出新一輯的紀律研訊案例。《紀律研訊案例選輯—第四輯》旨在加深從業員對地產代理工作相關法例的了解，令大家對違規行為有所警惕。

The EAA has published a new collection of inquiry hearing cases, *Inquiry Hearing Cases – A Selection IV*, to deepen practitioners' understanding of the laws governing estate agency work and alert them to possible breaches of the law.

監管局曾數度出版紀律研訊案例選輯，希望藉此提倡依法執業的風氣和提升行業的專業水平。

The EAA has previously published several collections of inquiry hearing cases to promote compliance and enhance the professional standards of the trade.

有關刊物的網上版已上載至監管局網頁。

The web version of the booklet has been posted on the EAA website.



活動剪影

Events and activities

9/3/2009



監管局行政總裁陳佩珊女士（左六）、執行總監黃維豐先生（左二）及調查部總經理黃麟昌先生（右三）出席香港地產代理商總會的慶祝成立18週年暨新春聯歡晚宴。
EAA Chief Executive Officer Ms Sandy Chan (sixth from left), Director of Operations Mr Anthony Wong (second from left) and Chief Manager of the Investigation Section Mr Eric Wong (third from right) at the annual banquet of the Hong Kong Real Estate Agencies General Association.



香港中文大學政治與行政學系高級導師蔡子強先生主講持續專業進修計劃的「逆境管理」講座。
Senior Instructor of the Department of Government and Public Administration of The Chinese University of Hong Kong Mr Choi Chi-keung speaks on "Managing in times of difficulty" at a talk under the Continuing Professional Development Scheme.

16/4/2009

11/5/2009

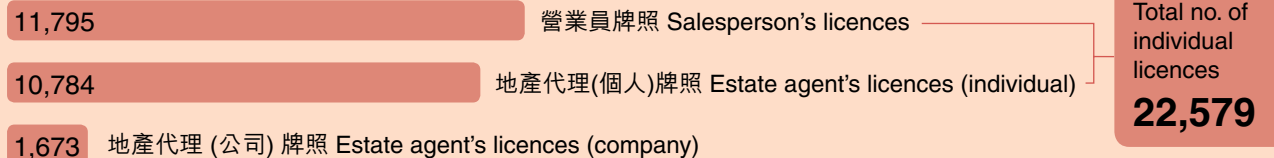
香港大學新聞及傳媒研究中心中國傳媒研究主任錢鋼先生（右）拜訪監管局，與行政總裁陳佩珊女士（左）會面。
Director of China Media Project of the Journalism and Media Studies Centre of The University of Hong Kong Mr Qian Gang (right) pays a visit to the EAA and meets EAA Chief Executive Officer Ms Sandy Chan (left).



統計數字 Statistics

牌照數目 (於2009年3月31日計算)

Number of licences (as at 31/3/2009)



營業詳情說明書數目 (於2009年3月31日計算)

Number of statements of particulars of business (SPOBs) (as at 31/3/2009)



接獲的投訴及破產個案數目 (2009年1月1日至3月31日)

Number of complaint and bankruptcy cases received (1/1/2009 – 31/3/2009)

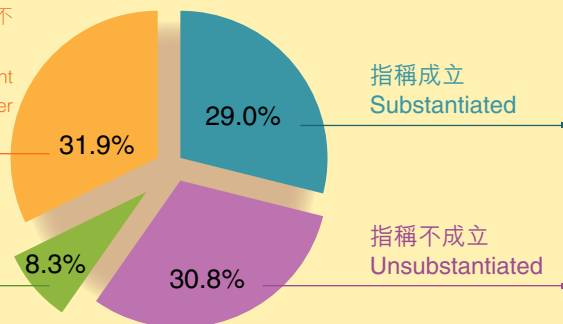


已處理的投訴個案結果*
Results of completed complaint cases*

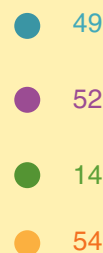
其他 (例如投訴人撤回投訴或由於被投訴人不再是持牌人而終止調查)

Others (e.g. cases withdrawn by the complainant or curtailed because the complaine was no longer a licensee)

資料不足
Insufficient information to pursue



個案數目
No. of cases



總數 Total 169

於2009年1月至3月，監管局共處理了16*宗破產個案。
From January to March 2009, the EAA completed 16* bankruptcy cases.

*部分是往年接獲的個案 Some cases were carried over from previous years

巡查次數 (2009年1月1日至3月31日)

Number of compliance inspections (1/1/2009 – 31/3/2009)

322

「一手」樓盤
First-sale sites

187

代理商舖
Agency shops

總數
Total

509

經巡查或抽查而發現並成立的違規個案

Number of substantiated non-compliance cases arising from inspections or spot checks

27*

網上物業廣告抽查次數

Number of spot checks of online property advertisements

83

*部分是往年接獲的個案 Some cases were carried over from previous years

紀律處分 (2009年1月1日至3月31日)

Disciplinary actions (1/1/2009 – 31/3/2009)

被暫時吊銷的牌照數目

Number of licences suspended

6

被撤銷的牌照數目

Number of licences revoked

0

考試及考試日期

Examination and date

參加人數

No. of candidates

合格率

Pass rate

地產代理資格考試

Estate Agents Qualifying Examination

26/2/2009

535

61%

23/4/2009

732

41%

營業員資格考試

Salespersons Qualifying Examination

27/2/2009

371

67%

24/4/2009

498

66%

紀律處分

Disciplinary actions (1/1/2009–31/3/2009)

監管局紀律委員會根據《地產代理條例》第30(1)條對下述持牌人行使了紀律制裁權：

The Disciplinary Committee of the EAA has exercised its disciplinary powers under section 30(1) of the EAO against the following licensees:

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
韓亞物業投資有限公司 Asiana Property Investments Limited C-025311	罰款 Fine	違反《發牌規例》第10(1)條 Breach of section 10(1) of the Licensing Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責 Reprimand	違反《常規規例》第6(1)條 Breach of section 6(1) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
世紀21廣發物業代理有限公司 Century 21 Comfort Estate Agency Limited C-024764	譴責 Reprimand	違反《常規規例》第6(1)條 Breach of section 6(1) of the Practice Regulation
世紀廿一君怡地產有限公司 Century 21 Grand Paradise Limited C-023873	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
陳潔玲以森美地產名稱經營 ⁽¹⁾ Chan Kit Ling trading as Sammy Property Agency E-057878	訓誡、罰款及在牌照上附加條件 Admonishment, fine and attachment of a condition to the licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
陳美蓮 ⁽¹⁾ Chan Mee Lin S-215020	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the licence	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
陳有嬌以大昌地產代理公司名稱經營 ⁽¹⁾ Chan Yau Kiu Ada trading as Tai Cheong Property Agency Co. E-033681	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
陳業輝 ⁽¹⁾ Chan Yip Fai S-259661	在牌照上附加條件 Attachment of conditions to the licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
周燕霞 ⁽¹⁾ Chau Yin Ha S-083213	暫時吊銷牌照 (21/2/2009 — 6/3/2009) Suspension of licence (21/2/2009 — 6/3/2009)	違反《條例》第36(1)(a)(vi)條和第36(3)(a)條 Breach of section 36(1)(a)(vi) and 36(3)(a) of the EAO
周鑑豪 ⁽¹⁾ Chow Kam Hou S-168377	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
周達榮 ⁽¹⁾ Chow Tat Wing David E-122262	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
蔡偉樑 ⁽¹⁾ Choy Francis S-115087	在牌照上附加條件 Attachment of conditions to the licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
信譽置業有限公司 Faith Concept Properties Limited C-021461	譴責及罰款 Reprimand and fine	沒有遵守《操守守則》第3.7.2段和違反《發牌規例》第14(1)(c)條 Failure to comply with paragraph 3.7.2 of the Code of Ethics and breach of section 14(1)(c) of the Licensing Regulation
樊綺澄 Fan Yee Ching E-121371	訓誡 Admonishment	違反《常規規例》第12(2)(b)條 Breach of section 12(2)(b) of the Practice Regulation
香港置業(地產代理)有限公司以香港置業名稱經營 Hong Kong Property Services (Agency) Limited trading as Hong Kong Property C-018893	訓誡及罰款 Admonishment and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
許鷹傑 Hui Ying Kit S-054214	訓誡 Admonishment	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
軒康有限公司以俊昇物業顧問行名稱經營 Kencon Limited trading as Kencon Property Consultants C-011353	譴責 Reprimand	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
港達物業代理(集團)有限公司 Kong Tat Property Agency (Group) Company Limited C-016937	訓誡 Admonishment	違反《常規規例》第8(2)(a)條 Breach of section 8(2)(a) of the Practice Regulation
關煜裕 ⁽¹⁾ Kwan Lok Yu Roger S-051282	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the licence	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
關綺華 ⁽¹⁾ Kwan Yee Wah S-096124	暫時吊銷牌照 (4/4/2009 — 10/4/2009) 及在牌照上附加條件 Suspension of licence (4/4/2009 — 10/4/2009) and attachment of a condition to the licence	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
關艷玟 ⁽¹⁾⁽²⁾ Kwan Yim Yim S-222178	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
林慧瑜 Lam Wai Yu E-048968	訓誡 Admonishment	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
劉志豪 ⁽¹⁾ Lau Chi Ho S-179332	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
劉志豪 ⁽¹⁾ Lau Chi Ho S-179332	暫時吊銷牌照 (2/5/2009 — 1/6/2009) 及在牌照上附加條件 Suspension of licence (2/5/2009 — 1/6/2009) and attachment of a condition to the licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
劉靜儀 ⁽¹⁾ Lau Ching Yee Mandy E-253097	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
劉雪馨 ⁽¹⁾ Lau Suet Hing S-035220	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
練永成 ⁽¹⁾⁽²⁾ Lin Wing Shing E-146053	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
美聯物業代理有限公司以美聯物業名稱經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責 Reprimand	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
吳鳳梅 ⁽¹⁾ Ng Fung Mui Fammy S-254317	在牌照上附加條件 Attachment of conditions to the licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
吳庭暉 ⁽¹⁾ Ng Ting Fai E-241662	暫時吊銷牌照 (7/3/2009 — 6/5/2009) 及在牌照上附加條件 Suspension of licence (7/3/2009 — 6/5/2009) and attachment of conditions to the licence	沒有遵守《操守守則》第3.3.1段 Failure to comply with paragraph 3.3.1 of the Code of Ethics
倪素明 ⁽¹⁾ Ngai So Ming E-149559	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
皇室發展有限公司以永生行物業代理名稱經營 Palace Development Limited trading as Eternity Property Agency C-024127	訓誡及罰款 Admonishment and fine	違反《條例》第36(1)(a)(i)條和《常規規例》第6(1)(b)條 Breach of section 36(1)(a)(i) of the EAO and section 6(1)(b) of the Practice Regulation
潘美英 ⁽¹⁾ Poon Mi Ying S-135492	在牌照上附加條件 Attachment of a condition to the licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
孫銘艷 Suen Ming Yim E-124945	訓誡 Admonishment	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
譚吉愉以裕興隆地產名稱經營 ⁽¹⁾ Tam Kut Yu trading as Yu Hing Lung Property E-036941	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
譚永康 Tam Wing Hong S-090431	譴責 Reprimand	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
杜永成以聯榮地產名稱經營 ⁽¹⁾ Tao Wing Shing trading as Luen Wing Property E-066726	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
謝錦成 ⁽¹⁾ Tse Kam Shing E-056871	暫時吊銷牌照 (14/2/2009 — 13/5/2009) Suspension of licence (14/2/2009 — 13/5/2009)	不符合《條例》第19(1)(c)條的規定 Failure to comply with the requirement under section 19(1)(c) of the EAO
華置行國際房地產顧問有限公司 Uni-Pacific International Real Estate Consultants Limited C-012336	罰款 Fine	違反《發牌規例》第10(1)條 Breach of section 10(1) of the Licensing Regulation
富裕地產沙田有限公司 Wealth Property Shatin Limited C-025240	訓誡 Admonishment	違反《常規規例》第6(1)(c)條 Breach of section 6(1)(c) of the Practice Regulation
富達投資有限公司以建富物業名稱經營 Wealthy Century Investment Limited trading as Kin Fu Realty C-025601	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
黃翠霞以世紀21天興物業顧問行名稱經營 ⁽¹⁾ Wong Chui Har trading as Century 21 Tin Hing Property Consultant Co. E-041815	訓誡、罰款及在牌照上附加條件 Admonishment, fine and attachment of a condition to the licence	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
余偉峰 ⁽¹⁾ Yu Wai Fung E-245618	暫時吊銷牌照 (14/2/2009 — 27/3/2009)及在牌照上附加條件 Suspension of licence (14/2/2009 — 27/3/2009) and attachment of a condition to the licence	沒有遵守《操守守則》第3.2.1段和第3.4.1段 Failure to comply with paragraphs 3.2.1 and 3.4.1 of the Code of Ethics

註 Notes

- (1) 有關個案已刊於政府憲報（2009年第7期至2009年第18期），詳情可登入政府憲報網頁 (www.gld.gov.hk/egazette) 參閱。
These cases were also published in the Gazette (nos. 7/2009 to 18/2009). For details, please refer to the Gazette (website: www.gld.gov.hk/egazette).
- (2) 有關持牌人已就紀律委員會的決定提出上訴。
These licensees have appealed against the decisions of the Disciplinary Committee.

凡例

- 《條例》—《地產代理條例》
《常規規例》—《地產代理常規（一般責任及香港住宅物業）規例》
《發牌規例》—《地產代理（發牌）規例》

Legend

- EAO – Estate Agents Ordinance
Practice Regulation – Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
Licensing Regulation – Estate Agents (Licensing) Regulation

上訴結果

Appeal results (1/1/2009–31/5/2009)

下列持牌人就有關監管局紀律委員會根據《地產代理條例》第30(1)條對他們行使紀律制裁權的決定提出上訴。以下為有關上訴的結果：

The following licensees have appealed against the decisions of the Disciplinary Committee of the EAA to exercise its disciplinary powers under section 30(1) of the EAO against them. The appeal results are as follows:

持牌人 (牌照號碼) Licensee (Licence no.)	有關事項 Matters concerned	紀律委員會所判處分 Disciplinary actions taken by Disciplinary Committee	上訴結果 Appeal result
景峰物業有限公司以景峰物業 名稱經營 Kingsford (Discovery Bay) Limited trading as Kingsford Property Agency C-019690	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation	譴責及罰款 Reprimand and fine	上訴駁回 Appeal dismissed
關艷琰 Kwan Yim Yim S-222178	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	上訴審裁小組裁定將紀律委員會 判處的罰款減低，惟對持牌人作 出譴責及在其牌照上附加條件 (有關取得持續專業進修計劃下 的學分)的決定維持不變 The Appeal Tribunal determined that the fine imposed by the Disciplinary Committee should be reduced while the decision to reprimand the licensee and attach the specific condition to her licence in respect of attaining CPD points should remain unchanged.
練永成 Lin Wing Shing E-146053	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	上訴駁回 Appeal dismissed
楊耀東 Yeung Yiu Tung S-111541	被法庭裁定違反《盜竊罪條例》 第9條，普通法及《侵害人身罪條 例》第40條，罪名成立 Convicted of the offences under section 9 of the Theft Ordinance, the common law and section 40 of the Offences Against the Person Ordinance	撤銷牌照 Revocation of licence	上訴駁回 Appeal dismissed

凡例

《常規規例》—《地產代理常規（一般責任及香港住宅物業）規例》

Legend

Practice Regulation – Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation

《專業天地》由監管局寄發。如果你不希望再收到此刊物，請致電2151 2900，或電郵至 enquiry@eaa.org.hk 通知監管局。

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